

TALEGA GALLERY COMMUNITY ASSOCIATION

BOARD OF DIRECTORS' MEETING

Tuesday, November 25, 2025, at 4:30 p.m.

The Talega Gallery Clubhouse

22 Calle Galeria, San Clemente, CA 92673

NOTICE AND AGENDA

A. CALL TO ORDER

- B. HOMEOWNERS FORUM** *(Owners wishing to address the Board on a topic not on the agenda may do so during Homeowners Forum. Participation is limited to three minutes per person. Upon being recognized by the Board President the owner will be invited to the podium. The Board does not have to respond but can ask clarifying questions or consider action items for a future meeting. (The Board cannot act on an item not on the agenda).*

- C. BOARD OF DIRECTORS MEETING MINUTES**
October 28, 2025, General Session Meeting Minutes and

- D. COMMITTEE MEETING MINUTES CONSENT CALENDAR**
Landscape Committee – October 9, 2025, Meeting Minutes.
Budget and Finance Committee – October 16, 2025, Meeting Minutes
O&M Committee – October 2, 2025, Meeting Minutes
Seagarden Advisory Committee – October 1, 2025, Meeting Minutes
Recreation Committee – October 13, 2025, Meeting Minutes

- E. PENDING BUSINESS**
Talega Gallery Financial Dashboard for October 2025

Talega Gallery Financials for October 2025

Seagarden Financials for October 2025

Morgan Stanley Maturing CD – Matures 12/29/25

- F. COMMITTEE REPORTS**

Seagarden Committee	Frank Courtney, Chairperson
Landscape Committee	Sherri Robbins, Chairperson
B&F Committee	Phil Collins, Chairperson
Recreations Committee	Diane Hager, Chairperson
O&M Committee	Kip Robbins, Chairperson

- G. Formation of Executive Committee**

- H. Formation of Architectural Committee**

- I. Clubhouse Telephone VOIP Service**

- J. Splash Plumbing (Water Heaters)**

K. Seabreeze 2026 Holiday Calendar

L. JL Ray Roofing (21 Corte Pinturas)

M. Harvest Landscape Enterprises

N. Seabreeze Management Contract Renewal

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The next Board of Directors meeting will be held on Tuesday, January 27, 2026, at 4:30PM.

ADJOURNMENT

Zoom Link

<https://us02web.zoom.us/j/83877425965?pwd=CD0KDrFFKYXWTxWovJAWls4YkVMVjB.1>